

Countywide Comprehensive Plan Update

Summary of Text Revisions

Summarized below by chapter are the text revisions and edits that will be made to the Planning Commission's *Recommended Plan* document. These revisions are reflected in the *Board of Commissioners Draft Plan* document.

This summary is intended to only highlight substantive revisions to the text. Minor edits to correct terminology, spelling etc., as well as general agency comments the BOCC has concurred with are not noted.

Chapter 1 – Introduction

- The 12 new State Planning visions, approved in the 2009 Legislative session, will replace the eight visions with updated references within each of the chapters.
 - **QUALITY OF LIFE AND SUSTAINABILITY:** Chapters 3, 4, 5, 7, 9, 10
 - **PUBLIC PARTICIPATION:** Inherent Throughout
 - **GROWTH AREAS:** Chapters 5, 8, 10
 - **COMMUNITY DESIGN:** Chapter 6, 10
 - **INFRASTRUCTURE:** Chapters 6, 7, 8, 9, 10
 - **TRANSPORTATION:** Chapter 6, 10
 - **HOUSING:** Chapter 7, 10
 - **ECONOMIC DEVELOPMENT:** Chapter 4, 5, 8, 10
 - **ENVIRONMENTAL PROTECTION:** Chapter 3, 5, 9, 10
 - **RESOURCE CONSERVATION:** Chapter 3, 5, 9, 10
 - **STEWARDSHIP:** Chapter 3, 9, 10
 - **IMPLEMENTATION:** Chapter 12

Chapter 2 – Planning Framework and Background

- Added clarifying text to indicate that the Municipal Growth Areas (MGA's) within the County Plan do not need to match those within a respective Town/City Plan.

Chapter 3 – Conserving our Natural Resources and Green Infrastructure

- No major revisions

Chapter 4 – Protecting and Preserving our Heritage

- No major revisions.

Chapter 5 – Preserving our Agricultural and Rural Community

- Revised Priority Preservation Area (PPA) descriptions and data for the Eastern, Walkersville, and Carrollton Manor PPA's.

Chapter 6 – Providing Transportation Choices

- Minor revisions to reflect changes in function classification on various roads and the removal of several planned road and interchange symbols.

Chapter 7 – Serving our Citizens

- Deleted descriptions of planned school sites that are proposed to be removed from the land use plan map. These sites include a Thurmont area elementary, Linganore area elementary, middle school sites in Emmitsburg and Myersville, and a high school site in Monrovia.

- In the Public Utilities section will add language on page 07-30 describing Multi-Use water/wastewater systems and the following policy on page 07-26:

PU-P-09 Multi-use water and wastewater systems may be appropriate for permitted and special exception uses in areas outside of community water/sewer service areas if deemed consistent with the Comprehensive Plan. The determination of consistency may consider but not be limited to the size and intensity of the proposed use, the surrounding existing and planned development patterns and land uses, and the proximity to environmentally sensitive lands.

- On page 07-26 add the following Solid Waste Management policies:

PU-P-11 Integrate solid waste management systems and programs to ensure reliable, safe and cost effective disposal and recycling services for Frederick County residents.

PU-P-12 Construction of a regional energy recovery facility or waste-to-energy (WTE) per the Board of County Commissioner approved plan and to be located in the McKinney Industrial Park adjacent to the Ballenger Creek Wastewater Treatment Plant and Division of Utilities and Solid Waste Management headquarters is consistent the County Solid Waste Management Plan and this Countywide Comprehensive Plan.

- On page 07-31 add the following Solid Waste Management action item:

PU-A-05 Construct a regional energy recovery facility or waste-to-energy (WTE) per the Board of County Commissioner approved plan in the McKinney Industrial Park adjacent to the Ballenger Creek Wastewater Treatment Plant and Division of Utilities and Solid Waste Management headquarters.

Chapter 8 – Supporting a Diversified Economy

- No major revisions

Chapter 9 – Assessing our Water Resources

- Minor revisions made per prior BoCC action with respect to Action Item text changes

Chapter 10 – Managing our Growth

- No major revisions.

Chapter 11 – Community and Corridor Plans

Planning Region and Community Profiles (starting on page 11-10)

- Community profile descriptions including the tables citing the land use plan designation acreages would be revised based on any revisions to community growth boundaries or plan designations within a community growth area.

Chapter 12 – Implementation

- On Page 12-2 added additional language providing guidance to the County when making 'findings of consistency' determinations.
- Final revisions to this chapter will be made once the final draft is completed to capture any final edits from the various action items.